Staff Summary Report

Historic Preservation Commission Date: 01/14/10

SUBJECT: Hold a public hearing for a Historic Designation of DOUGLASS/GITLIS RESIDENCE

DOCUMENT NAME: SSR-HPC-Public Hearing.doc

> Request for DOUGLASS/GITLIS RESIDENCE (HPO 09003) (Karyn Gitlis and Philip C. Douglass, COMMENTS:

> > property owners; Tempe Historic Preservation Office, applicant) consisting of a 1935 wood-frame Early Ranch style house on approximately 0.41 acres, located at 1206 South Ash Avenue in the R-3R, Multi-

Family Residential Restricted District.

RECOMMENDATION: **HPO Staff - Approval**

> PROCESS: On November 6, 2009, HPO received nomination materials from property owners; Karyn Gitlis and

Philip C. Douglass for the designation and listing in the Tempe Historic Property Register of their residence – the 1935 Douglass/Gitlis Residence. HPO initiated a Project Submittal Application at Development Services Department for a Zoning Amendment on behalf of the property owners and the

following actions have been scheduled.

Neighborhood Meeting @ Tempe HPC 12/10/2009

Public Hearing @ Tempe HPC 01/14/2010

Public Hearing @ Development Review Commission 02/09/2010

Intro + 1st Public Hearing @ City Council 03/04/2010

2nd Public Hearing + Action @ City Council 03/25/2010

PUBLIC INPUT: On December 10, 2009, Tempe Historic Preservation Commission held a neighborhood meeting to

notify residents, property owners within 300', and neighborhood/homeowner association

representatives in the vicinity of the process of the request for historic designation and listing in the Tempe Historic Property Register. At the December 10th meeting, the Tempe Historic Preservation Commission reached consensus to hold a public hearing, take input from the owners, stakeholders, and interested persons and to make a recommendation regarding the proposed designation and listing.

BACKGROUND: On October 12, 2006, at a public hearing, Tempe HPC determined the 1926 Park Tract

Subdivision to be eligible for historic district designation and listing in the Tempe Historic Property Register. The nomination for district designation was subsequently withdrawn by the applicants terminating the designation process but leaving the commission determination of eligibility intact. Thereafter, in consideration of the significant concentration of historic resources here present in a location at risk for loss of various aspects of integrity, the commission began encouraging owners to bring nominations for designation and listing of their

properties individually.

The property at 1206 South Ash Avenue was identified as a contributing property to the proposed Park Tract Historic District by Tempe HPC on 09/14/06. On November 30, 2009, the property owners submitted a zoning waiver of rights and remedies. No additional historic information has been forthcoming and the attached recommendation considers the 1935 Ranch Style Douglass/Gitlis Residence eligible for designation and listing under Tempe City

Code Section 14A-4.

SIGNIFICANCE -

The 1935 Early Ranch Style Douglass/Gitlis Residence is significant as a rare example of a once common type; the pre-1941 wood-frame, Early Ranch style house. At this time, no comprehensive inventory exists to identify whether the subject property represents the single best example of the type and neither is that determination necessary to reach a finding of eligibility based on National Park Service guidance. HPO finds significance for the subject property under NPS Criterion C – as it embodies distinctive characteristics of a type (early ranch), period (pre 1941), and method of construction (wood-frame residential). A property important for illustrating a particular architectural style or construction method must be found to retain most of the physical features that constitute that style or technique. All necessary aspects of integrity (design, workmanship, materials, and feeling) are present in this case and the property is, therefore, eligible for historic designation under National Register Criterion C. The HPO test for integrity is documented in a Research Report (Tempe HPO 2009) which provided the HPO preliminary determination of eligibility.¹

AGE -

The 1935 Early Ranch Style Douglass/Gitlis Residence is in the upper ninety-ninth percentile (n = 149/53,665 = 99.9972) of Tempe properties in terms of age. The property retains sufficient integrity to convey its significance and accordingly qualifies as a "rare surviving example" of a once common type; pre-1941 Residential Architecture in Tempe, Arizona.

CONDITION -

The 1935 Early Ranch Style Douglass/Gitlis Residence has been meticulously maintained. The historic front façade has been carefully preserved and remains original. In addition, the historic flood irrigated landscape has been thoughtfully tended and the property makes a positive contribution to the streetscape of the Historic Park Tract subdivision. Changes made to the property visible on the exterior have been sensitively designed and skillfully executed to achieve a comfortable balance of differentiation from, and compatibility with, the historic form and fabric of the historic Early Ranch style house.

CHANGES OVER TIME -

HPO has prepared a supplementary research report on the change to the property beyond the 1935 period of significance (Tempe HPO 2009-2). Change can be summarized as follows; a garage near the northwest corner of the house has been removed. This was not a character defining feature of the property therefore removal did not constitute an adverse effect on integrity. At the west a 12 foot extension with dormer has been constructed. This addition is not visible from the street and is considered to be in compliance with direction provided by the Secretary of the Interior's Standards for Rehabilitation. At the south a 6 foot addition has been constructed. The addition was designed by Michael Wilson Kelly, a former member of the HPC and an architect familiar with the Secretary's Standards. The addition has a lower roof line than the house and wood siding on the street side that compatible with the facade of the house. The addition is set off by an arched row of glass block that forms the south exterior wall. This addition is also in compliance with direction provided by the Secretary of the Interior's Standards for Rehabilitation.²

CHARACTER DEFINING FEATURES -

The 1935 Early Ranch Style Douglass/Gitlis Residence exemplifies characteristic features of the form which combined elements of both past and future eras. The small box-like house has the characteristic L-shaped plan with a low pitched gable end asphalt shingle roof, raised wood floor with crawlspace, covered front porch with no carport, rectangular window openings with steel casement windows divided to emphasize the horizontal dimension, and wood siding and gable ends. Typical of the type, ornamental detailing is minimal and limited to scalloped gable end siding and grouped porch posts. Also true to the type, stylistic treatment of materials and details occurs evenly on all sides of the building.

INTEGRITY -

The 1935 Early Ranch Style Douglass/Gitlis Residence is recommended for designation and listing as a as a rare example of a once common type; pre-1941, wood-frame, Early Ranch-style house which is a subset of Early Residential Architecture in Tempe, Arizona; 1871-1941. Public faces of the property have changed little from their original configuration and the property continues to convey integrity of design, workmanship, materials, and feeling. Comparative information is particularly important to consider when evaluating the integrity of a property that is a rare surviving example of its type. Rarity and poor condition of other extant examples of the type justify accepting a degree of alteration or fewer features and enough of the subject property survives for it to be a significant resource. The property is one of two 1935 Ranch-style frame residences believed to exist in Tempe. The other is the Womack Residence, located at 1211 S. Farmer Avenue (in the Mitchell Park East subdivision) which has had the porch filled in, aluminum siding applied, doors and windows altered, and multiple additions (see HPO photos 03/20/06).

CONCLUSION -

The 1935 Early Ranch Style Douglass/Gitlis Residence is significant as one of the earliest examples of frame Early Ranch style houses in Tempe. A rare example of the early use of wood frame construction in this style, where masonry construction was far more typical, the property survives as a solid example of its type and makes a positive contribution to the character of the streetscape in the historic Park Tract subdivision.

REASONS FOR APPROVAL -

The 1935 Early Ranch Style Douglass/Gitlis Residence is eligible for historic designation and listing in the Tempe Historic Property register under Tempe City Code Section 14A-4. Designation of landmarks, historic properties and historic districts –

- (a) The following criteria are established for designation of an individual property, building, structure or archeological site:
 - (1) It meets the criteria for listing on the Arizona or national register of historic places;
 - (2) It is found to be of exceptional significance and expresses a distinctive character, resulting from:
 - a. A significant portion of it is at least fifty (50) years old; is reflective of the city's cultural, social, political or economic past; and is associated with a person or event significant in local, state or national history; or
 - b. It represents an established and familiar visual feature of an area of the city, due to a prominent location or singular physical feature; or
 - (3) If it has achieved significance within the past fifty (50) years, it shall be considered eligible for designation as a landmark if it is an integral and critical part of an historic district or demonstrates exceptional individual importance by otherwise meeting or exceeding the criteria specified in paragraphs (1) or (2) of this subsection above. At such time as a landmark becomes fifty (50) years old, it will automatically be reclassified as an historic property.

RECOMMENDATION -

The Historic Preservation Office recommends that the Historic Preservation Commission –

- MOVE THAT THE TEMPE HISTORIC PRESERVATION COMMISSION APPROVE THE NOMINATION AND RECOMMEND THAT THE DOUGLASS/GITLIS RESIDENCE BE DESIGNATED HISTORIC AND LISTED IN THE TEMPE HISTORIC PROPERTY REGISTER.

CONDITIONS OF APPROVAL –

Two rental units located at the rear of the property are non-contributing features of the property because they were constructed after the period of significance (1935) and therefore are recommended to not be subject to future design review by Tempe Preservation.

CODE REFERENCE -

Zoning and Development Code, Section 6-304, Zoning Amendment City Code Chapter 14A, Historic Preservation

HISTORY & FACTS:

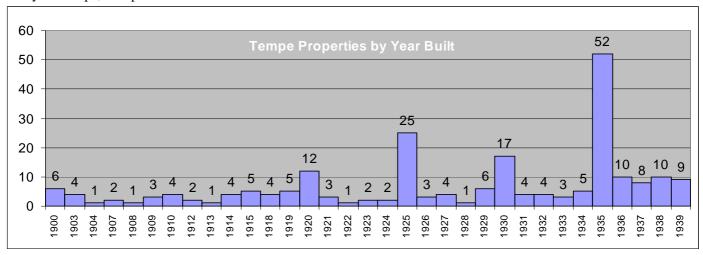
HISTORT & FACTS.	
03/24/1920 –	Hugh E Laird and Fred J Joyce filed organization papers with the Maricopa County Recorder for the Park Tract Trust, a business trust organized for acquisition, subdivision, and development of real property.
04/10/1924 –	Hugh E Laird and Fred J Joyce, on behalf of the Park Tract Trust file a plat for the PARK TRACT subdivision.
1925 –	First homes constructed in Park Tract subdivision include; Minson House 1034 S. Mill, Sheinbein Rental 1210 S. Maple, Sheinbein Rental 1210 & 1210-1/2 S. Maple, Jablonsky House 1017 S. Maple, 1st Interstate Bank Rental 1170-1/2 S. Mill, Dooley Residence 1026 S. Maple, Sandstedt Residence 1117 S. Ash, Wunder Residence 1111 S. Ash, Van Noy Residence 1190 S. Maple, Abell Rental 1210-12 S. Ash, and Cruz Rental 1116 S. Ash.
1932 –	California architect Cliff May (1909–1989) designs the first Early Ranch style house, built in San Diego, in a deliberate new style of residential architecture — not the subsequent tract houses of the post-war period. ³
1930s –	Development of the Park Tract subdivision began in earnest in the 1930s on 100 lots in the area roughly bound by 10th Street, Mill Avenue, 13th Street, and Southern Pacific Railroad tracks.
01/0 3/1933	Governor Benjamin Baker Moeur begins first of two terms, 1933-1937 (at that time the Governor was elected for a two-year term). Moeur died at his home in Tempe, just two months after leaving the Governor's office. ⁴
07/01/1933 –	Grady Gammage, then president of Arizona State Teachers College at Flagstaff, became president of Arizona State Teachers College at Tempe, a tenure that lasted nearly 28 years. Gammage secured substantial WPA funding to construct campus buildings during the Depression years. ⁵
02/06/1935 –	Planning & Zoning Board appointed in connection with Federal Relief Program by Town Council meeting in special session at the Tempe National Bank Building. Original Planning & Zoning Board members include: Hugh Laird, Chair; John Curry, Secretary; and L S Neeb. ⁶
1935 -	Unprecedented residential construction occurs within the corporate limits and throughout the area that would become Tempe. Park Tract subdivision experienced peak construction years in 1925 when 13 homes were built, in 1935 with 15 homes constructed including the subject property, and 1940 with 20 homes built. Curiously, intervening years saw no more than 5 and as few as no homes completed in Park Tract. ⁷
12/04/1986 –	Maple-Ash Neighborhood Association (MANA) formed when area residents organize Tempe's first Neighborhood Association "To preserve and restore residential historical character in the neighborhood."
06/04/1995 –	Maple Ash Neighborhood Association adopts Neighborhood Plan to articulate a vision for the neighborhood and a plan to realize that vision.
09/06/2007 –	Maple Ash Neighborhood Applicants withdraw request for historic district designation and listing in the Tempe Historic Property Register at City Council public hearing. With the designation of districts in the Maple Ash Neighborhood interrupted, Tempe HPC began encouraging property owners to pursue listing their properties individually.8
12/10/ 2009 –	Tempe Historic Preservation Commission held a neighborhood meeting to notify residents, property owners within 300', and neighborhood/homeowner association representatives in the vicinity of the process of the request for historic designation and listing in the Tempe Historic Property Register.
01/14/2010 —	Tempe Historic Preservation Commission held a public hearing for historic designation of the DOUGLASS/GITLIS RESIDENCE and listing in the Tempe Historic Property Register.
02/09/2010 –	Tempe Development Review Commission is scheduled to hold a public hearing for historic designation of the DOUGLASS/GITLIS RESIDENCE and listing in the Tempe Historic Property Register.
03/04/2010 –	Tempe City Council is scheduled to hold a first public hearing for introduction of the request for historic designation of the DOUGLASS/GITLIS RESIDENCE and listing in the Tempe Historic Property Register.
03/24/2010 –	Tempe City Council is scheduled to hold a second public hearing and take action on the request for historic designation of the DOUGLASS/GITLIS RESIDENCE and listing in the Tempe Historic Property Register.

ENDNOTES:

¹ Tempe Historic Preservation Office, 2009 "Research Report to Historic Preservation Commission 12/10/09" online at: http://www.tempe.gov/historicpres/Designations/DouglassGitlisResidence/DGR-HPO-Research.pdf "Research in this report develops the significance of the property in the context of Residential Architecture in Tempe, Arizona 1935, and other relevant historic contexts."

- ² Tempe Historic Preservation Office, 2009-2 "Supplemental Research Regarding Property Changes 01/14/10" online at: http://www.tempe.gov/historicpres/Designations/DouglassGitlisResidence/DGR-HPO-SRR.pdf "At a neighborhood meeting held by the Tempe Historic Preservation Commission on December 10, 2009, the commission requested additional information regarding change to the property beyond its 1935 period of significance. Change at this property has been made sensitively in ways that exemplify how an historic property can accommodate a contemporary lifestyle while preserving portions and features significant to its historic, architectural, and cultural values."
- ³ Arts & Crafts Homes Online accessed online at htttp://artsandcraftshomes.com/california-ranch-house-style-1932-1970/ on 01/12/2010 12:31 PM "Also called the Western Ranch or the early Ranch, these modern houses architect-designed, built for casual family living and an outdoors lifestyle. Consciously interpreting the ranchos of the mid-19th century, May was one of many notable post-Arts and Crafts architects. A prolific designer and promoter, May sold the style that he himself called "the early California ranch house" throughout the West. He spoke not only about the architectural form, but also about the casual, family-oriented culture of the early (Mexican) Californians, whose gallant hospitality was legendary. Working in tandem with landscape architects, May designed low houses that followed the contours of the land, enclosing a courtyard or patio with carefully planned views of nature. Floor plans were open, always with a family room. By the mid-1930s, his ranch houses had been nationally published by Sunset magazine."
- ⁴ Tempe Historical Museum Biographical File Governor Benjamin Baker Moeur online at http://www.tempe.gov/museum/Tempe_history/bio0004.htm Moeur immediately set out to accomplish the things he had promised to do, including submitting a budget to the Legislature with a \$4.5 million cut in expenditures. He started the state personal income tax, but reduced property taxes by 40%, while providing relief programs for the growing number of unemployed residents in the state. Governor Moeur secured substantial Federal Relief funding through various New Deal programs for Arizona and for Tempe.
- ⁵ Wikipedia, the free encyclopedia, History of Arizona State University accessed online 11/26/2009 1:04 PM at: http://en.wikipedia.org/wiki/History of Arizona State University In 1933 Grady Gammage became President of the Arizona State Teacher's College, and later that year the North Central Association (NCA) granted Arizona State Teacher's College at Tempe its first permanent and unconditional accreditation. In 1937 Arizona State offered its first graduate degree, the Masters in Education. See also http://knet.asu.edu/archives/?getObject=asulib:118183
- ⁶ Tempe City Clerk, 1935; City Council Meeting Minutes Special Session P & Z Board Confirmed 02/06/1935 KARL 1999.0000.547 [Mayor Anderson stated (special) meeting called for confirming appointment of a Planning & Zoning Board for Tempe in connection with Federal Relief Program and for submitting proposals to said board. Projects Grammar School, Union H S, Tempe St College]





⁸ Tempe Historic Preservation Commission - Chairman's Message July 2009 online at: http://www.tempe.gov/historicpres/ViewFromTheChair.html "The Tempe Historic Preservation Commission is interested in designating individual properties in the Maple-Ash neighborhood and I am pleased to report two outstanding examples were recently recognized. The 1937, pueblo revival style Wilkie [Braun/Gutierres] House and the 1929, arts and crafts bungalow style Elliott [Garbinski] House were recently designated and listed in the Tempe Historic Property Register at the request of their owners. The Commission hopes to designate individual homes of high historic integrity in Maple-Ash and throughout the community that date to 1940 or earlier. There are estimated to be less than 250 homes remaining in Tempe from this period and the Commission hopes to recognize, designate, and preserve good examples wherever there is owner interest."

also

http://www.nps.gov/history/NR/publications/bulletins/nrb15/nrb15_8.htm#seven%20aspects

http://www.tucsonaz.gov/planning/resources/publications/wwii_102207.pdf

http://webspace.webring.com/people/fs/scarleg57/index.htm

http://www.asu.edu/lib/archives/asustory/